



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**669 LAMBEAU Link, Airdrie T4A3R1**

MLS®#: **A2174259**      Area: **Lanark**      Listing **10/26/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,545**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **2,758 sqft**      Ttl Sqft: **1,545**  
 Lot Shape:

DOM

**88**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Interior Lot,Other,Rectangular Lot,See Remarks,Zero Lot Line**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`6" x 12`6"	3pc Ensuite bath	Upper	9`0" x 5`0"
Bedroom	Upper	10`0" x 9`0"	Bedroom	Upper	10`0" x 9`3"
4pc Bathroom	Upper	5`0" x 7`4"	Den	Main	8`4" x 8`8"
Dining Room	Main	10`6" x 11`5"	Living Room	Main	12`6" x 12`8"

<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 9`3"</b>	<b>2pc Bathroom</b> Legal/Tax/Financial	<b>Main</b>	<b>5`0" x 5`0"</b>
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Title:  
**Fee Simple**  
 Legal Desc: **2311882**

Zoning:  
**R1-L0**

Remarks

Pub Rmks: **This custom McKee "built green" home in the new community of Lanark Landing is exactly what you've been looking for! A spacious 3-bedroom home featuring an open floorplan, a main floor den/office, and close to schools and parks is a dream family home. The kitchen features upgraded cabinetry with pot drawers, quartz countertops, stainless steel appliances, and a large pantry. Luxury vinyl plank throughout the main floor, large windows for lots of natural light and designer detailing adds to the charm! Upstairs, the owner's suite includes a walk-in closet and ensuite along with two additional bedrooms, a full bathroom, and laundry room. This home is close to schools, playgrounds, Pump Park, hockey rink and more! There's so much included in this brand new home!**

Inclusions:  
 Property Listed By: **NA**  
**Manor Real Estate Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











